HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Figure 1

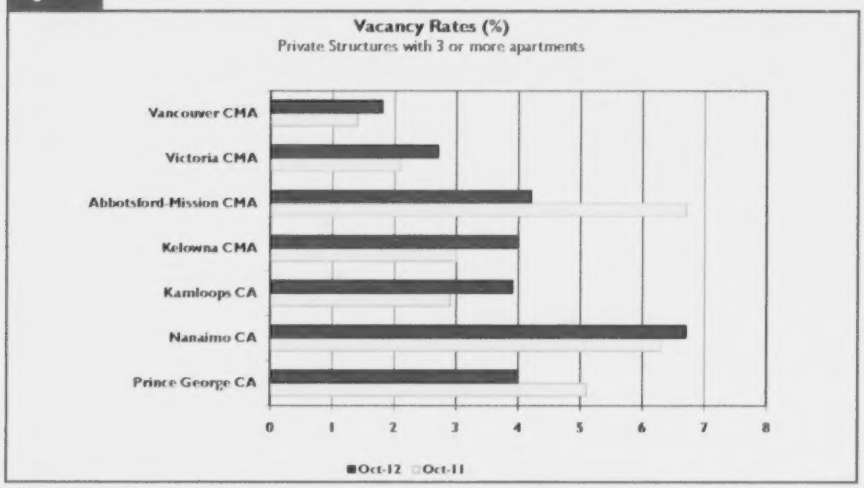
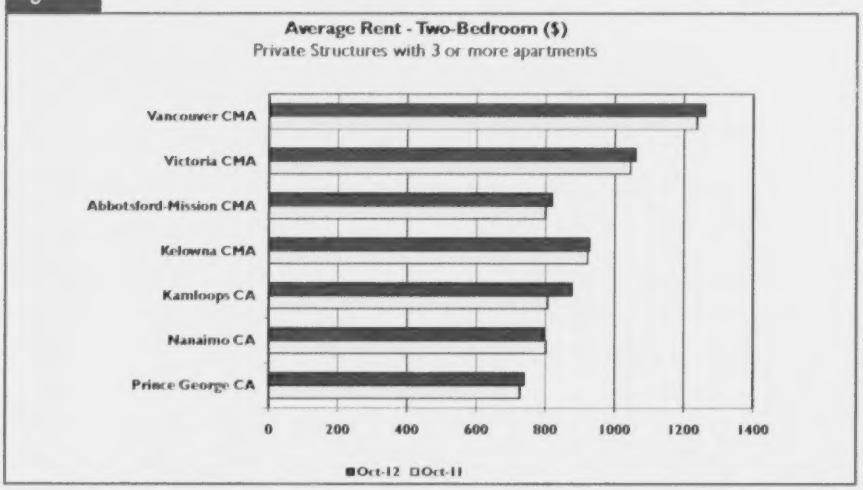


Figure 2



*Only centres with a population of 10,000+ are included in the survey. Detailed reports are available for CMAs.

[1] Due to seasonal factors, the results of the October 2012 Rental Market Survey are not directly comparable with the results from the April 2012 Rental Market Survey.

Highlights

- The British Columbia average vacancy rate was 2.7 per cent in October 2012, up from 2.4 per cent a year ago.[1]
- Although the apartment vacancy rate in the Vancouver Census Metropolitan Area (CMA) was up compared to a year ago, it remained one of the lowest vacancy rates of the 26 centres surveyed in British Columbia.
- The estimated increase in same sample two-bedroom apartment rents was 2.0 per cent compared to 2.2 per cent a year ago.
- The availability rate, a broader measure of rental supply which takes into account rental units that are either vacant or for which notice has been given, was 3.6 per cent in October 2012, higher than the 2011 level.

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Rental Vacancy Rate Edged Up

Rental market conditions eased in most urban British Columbia centres[2] surveyed in October 2012. The apartment vacancy rate in the province was 2.7 per cent, compared to 2.4 per cent a year ago.

Apartment vacancy rates were higher across all bedroom types except bachelor apartments, with larger apartment units reporting higher vacancy rates than smaller units. The vacancy rates for two-bedroom and three-bedroom or larger apartments of 3.5 per cent and 4.2 per cent, respectively, were up from 3.0 per cent and 2.8 per cent one year earlier. The movement of households from larger rental units to homeownership was likely one of the factors contributing to this trend. Demand for smaller rental units remained strong. The vacancy rate for bachelor apartments was statistically unchanged from the October 2011 level at 1.5 per cent.

Although the rental vacancy rates were up in most centres surveyed, the Abbotsford-Mission CMA recorded lower vacancy rates for bachelor, one and two bedroom apartments in October 2012. The CMA's average vacancy rate was 4.2 per cent, down from 6.7 per cent one year earlier. The lower apartment vacancy rate may be attributed to the increasing housing demand in the CMA fuelled by job gains and migration flows. Full-time employment growth has contributed to the increase in employment levels in the CMA. Between October 2011 and October 2012, the household formation rate in Abbotsford-Mission outpaced the provincial level.[3]

At 1.8 per cent, the apartment vacancy rate in the Vancouver CMA increased slightly from 1.4 per cent last fall but remained one of the lowest vacancy rates among the 26 centres surveyed in the province. Demand for rental housing was supported as people moving to Vancouver from other countries added 28,966 permanent residents in 2011,[4] and immigrants tend to rent before transition into homeownership. Tepid employment conditions for the 15 to 44 age cohort in the Vancouver CMA also contributed to the upward movement of vacancy rates. In October 2012, total employment in the Vancouver CMA for the 15 to 44 age cohort slipped one per cent year-over-year, which could have imparted some moderation on an otherwise healthy rental demand.

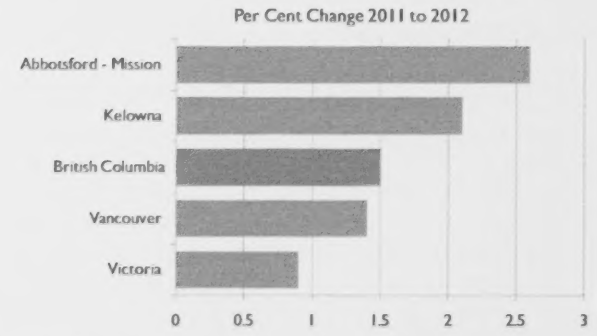
In British Columbia's other large rental markets, the apartment vacancy rate in the Kelowna CMA was 4.0 per cent in October 2012, up from 3.0 per cent a year earlier. In the Victoria CMA, the apartment vacancy rate was 2.7 per cent, 0.6 per cent higher than the level last year.

Rental Housing Supply Relatively Unchanged

In the October 2012 Rental Market Survey, the number of purpose-built rental apartments remained relatively unchanged at 165,308 apartments. Gains in some centres offset declines in others. The return to the market of rental units, which had been temporarily taken off the market while they underwent renovations, may have added to the rental universe and contributed to higher vacancy rates in some centres. As well, a combination of low mortgage interest rates and declining home prices can draw people from rental to homeownership, freeing up rental housing. The

Figure 3

Growth in Number of Households in BC CMAs



Source: BC Stats P.E.O.P.L.E. 2012, CMHC calculation

[2] An urban centre is a centre with a population of 10,000 or more people.

[3] BCStats P.E.O.P.L.E. 2012 Projections for Households as of October 2012, CMHC calculation.

[4] Citizenship and Immigration Canada, Facts and Figures 2011

largest addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 386 units, two-thirds of which were in two-bedroom units. Increases in rental supply were also recorded in Kelowna and Victoria CMAs.

Average Rents Increased Moderately

The pace of rent increase in two-bedroom purpose-built apartments between October 2011 and October 2012 was moderate at 2.0 per cent, similar to the rate recorded a year ago, and higher than the 0.5 per cent general rate of consumer price inflation in British Columbia. For one-bedroom apartments, the estimated annual increase in rent was 1.9 per cent for structures common to both the October 2011 survey and the October 2012 survey.

The average rent for a two-bedroom apartment in new and existing structures was $1,073 per month. The average rent was higher in the Vancouver CMA at $1,261 for a two-bedroom apartment, and $982 for a one-bedroom apartment. One-bedroom apartments make up almost two-thirds of the purpose-built stock in the Vancouver CMA.

Availability Rate Moved Higher

The availability rate[5] in British Columbia moved higher to 3.6 per cent in October 2012 compared to 3.3 per cent in October 2011.

Figure 4

Average Rents Increased Moderately

Source: CMHC Rental Market Survey

This trend held across all bedroom types, with three-bedroom or larger apartments reporting the highest availability rate at 4.9 per cent. The monthly turnover rates[6] were higher for bachelor and one-bedroom apartment units in this survey period, and lower for two-bedroom and three-bedroom or larger units.

Secondary Rental Market

Investor-owned apartments are an important addition to rental market supply in British Columbia and complement the existing stock of rental accommodation. CMHC's October 2012 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in the Vancouver and Victoria CMAs, and the results can be found in Table 4.1.1 to Table 4.3.1. In both CMAs, the rental condominium vacancy rate moved higher in tandem with the purpose-built apartment vacancy rate. The secondary rental market recorded lower vacancy rates and higher rents compared to the purpose-built rental market.

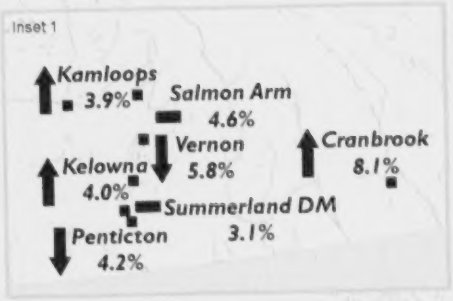
In addition to the condominium market, CMHC's October 2012 Rental Market Survey also includes information on the secondary rental market[7]. Vancouver, Victoria, Kelowna and Abbotsford were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

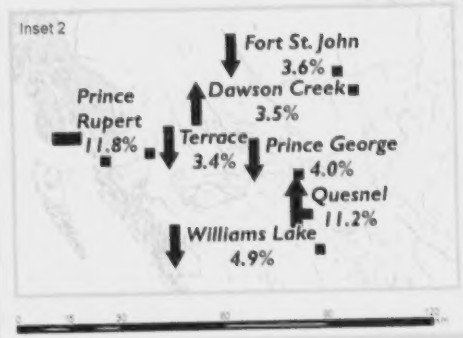
[5] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

[6] The turnover rate is calculated as the availability rate less the vacancy rate divided by the availability rate.

[7] For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.

British Columbia Apartment Vacancy Rates





Campbell River
6.7%

Courtenay
4.0%

Powell River
5.2%

Squamish
11.5%

Parksville
1.7%

Vancouver
1.8%

Chilliwack
5.6%

Abbotsford
4.2%

Port Alberni
5.3%

Nanaimo
6.7%

Duncan
8.4%

Victoria
2.7%

Legend

5.6% 2012 vacancy rate for Chilliwack

Vacancy rate in 2012 the same as 2011

Vacancy rate in 2012 higher than 2011

Vacancy rate in 2012 lower than 2011

TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

British Columbia	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	6
Average Rents ($)	7
Number of Units - Vacant and Universe	8
Availability Rates (%)	9
Estimate of Percentage Change (%) of Average Rent	10
Row (Townhouse) Data by Centre and Bedroom Type	
Vacancy Rates (%)	11
Average Rents ($)	12
Number of Units - Vacant and Universe	13
Availability Rates (%)	14
Estimate of Percentage Change (%) of Average Rent	15
Row (Townhouse) and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	16
Average Rents ($)	17
Number of Units - Vacant and Universe	18
Availability Rates (%)	19
Estimate of Percentage Change (%) of Average Rent	20
Rental Condominium Apartment Data	21
Secondary Rented Unit Data	23

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	8.2	5.0	7.8	4.4	5.7	4.0	0.0	**	6.7	4.2
Campbell River CA	8.6	5.7	4.9	6.7	8.5	6.7	0.0	7.5	6.9	6.7
Chilliwack CA	1.8	5.4	4.3	5.2	3.8	6.2	0.0	3.2	3.9	5.6
Courtenay CA	2.2	6.5	1.7	2.4	4.3	4.0	3.5	7.4	3.4	4.0
Cranbrook CA	23.1	23.1	7.1	8.7	8.0	7.6	0.0	4.4	7.5	8.1
Dawson Creek CA	0.0	1.3	1.2	2.0	1.6	3.6	7.4	32.1	1.4	3.5
Duncan CA	1.5	3.3	5.5	7.7	7.8	9.9	11.8	12.8	6.4	8.4
Fort St. John CA	4.0	5.6	7.1	4.3	5.4	3.1	0.0	3.3	5.9	3.6
Kamloops CA	0.7	1.8	3.6	3.0	2.3	5.1	1.8	6.7	2.9	3.9
Kamloops Zone 1-South Shore	0.0	0.8	1.0	1.6	1.7	1.7	**	**	1.3	1.5
Kamloops Zone 2-North Shore	2.0	4.1	6.5	4.6	3.1	8.2	0.0	13.6	4.7	6.4
Kelowna CMA	3.0	2.0	2.0	3.0	3.7	4.7	3.1	7.3	3.0	4.0
Nanaimo CA	7.3	2.9	5.3	5.6	7.6	9.0	3.9	5.5	6.3	6.7
Parksville CA	5.9	0.0	0.0	2.8	2.4	1.1	0.0	13.3	2.0	1.7
Penticton CA	3.0	3.8	4.7	3.6	4.9	5.0	16.7	8.3	4.8	4.2
Port Alberni CA	5.8	0.0	8.4	5.7	6.5	5.9	0.0	0.0	7.2	5.3
Powell River CA	**	**	3.7	4.2	7.1	5.9	5.3	10.4	5.2	5.2
Prince George CA	7.5	6.9	5.8	3.6	4.2	3.4	4.9	5.6	5.1	4.0
Prince George Zone 1-Downtown	8.3	6.1	9.3	4.2	5.6	3.2	3.6	5.7	7.3	4.2
Prince George Zone 2-Outlying	6.1	8.7	3.5	3.1	3.6	3.5	5.2	5.6	3.9	3.9
Prince Rupert CA	4.3	15.0	5.3	11.4	24.8	12.8	8.2	7.5	13.6	11.8
Quesnel CA	0.0	12.5	8.7	13.8	9.3	9.8	5.3	4.8	8.7	11.2
Salmon Arm CA	18.3	9.1	4.3	6.5	3.7	2.5	11.1	**	4.6	4.4
Squamish CA	3.7	3.7	30.5	12.4	25.2	14.5	7.1	0.0	23.3	11.5
Summerland DM	n/u	n/u	**	**	5.0	5.0	**	**	3.1	3.1
Terrace CA	13.3	0.0	2.5	1.5	3.8	4.9	4.5	4.9	4.2	3.4
Vancouver CMA	0.9	1.1	1.4	1.7	1.5	2.4	1.7	2.4	1.4	1.8
Vernon CA	5.2	4.8	6.3	5.8	8.3	5.4	10.2	9.2	7.4	5.8
Victoria CMA	1.7	1.3	2.5	2.9	1.7	2.9	1.0	3.2	2.1	2.7
Williams Lake CA	0.0	0.0	3.6	4.0	10.9	3.8	14.6	18.7	8.7	4.9
British Columbia 10,000+	**1.5**	**1.5**	**2.2**	**2.3**	**3.0**	**3.5**	**2.8**	**4.2**	**2.4**	**2.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	560	559	663	661	800	818	921	938	729	737
Campbell River CA	519	534	608	614	707	741	824	834	670	694
Chilliwack CA	496	498	608	625	768	774	753	789	674	687
Courtenay CA	543	548	644	663	785	799	740	743	723	736
Cranbrook CA	432	463	600	613	721	727	817	817	678	687
Dawson Creek CA	629	640	734	761	961	1,015	1,087	1,240	821	869
Duncan CA	529	528	624	634	733	731	829	843	668	670
Fort St. John CA	612	638	724	784	928	988	956	995	840	898
Kamloops CA	607	616	694	711	807	876	1,058	1,044	747	783
Kamloops Zone 1-South Shore	592	603	741	760	858	896	**	**	793	809
Kamloops Zone 2-North Shore	633	646	641	656	751	859	925	932	695	756
Kelowna CMA	586	592	736	750	922	927	1,061	1,131	840	851
Nanaimo CA	538	547	661	665	802	795	955	960	720	719
Parksville CA	520	517	649	667	726	739	893	854	713	722
Penticton CA	534	543	649	670	768	781	921	969	693	709
Port Alberni CA	462	478	520	533	650	661	717	722	575	590
Powell River CA	**	**	561	589	657	677	747	750	611	634
Prince George CA	518	531	604	615	726	738	800	827	678	692
Prince George Zone 1-Downtown	524	534	601	619	694	707	835	834	639	652
Prince George Zone 2-Outlying	506	524	605	612	739	751	793	825	698	713
Prince Rupert CA	439	470	553	578	671	679	637	644	603	618
Quesnel CA	436	421	506	516	614	612	742	793	574	577
Salmon Arm CA	508	502	639	655	776	790	**	**	702	722
Squamish CA	558	558	767	714	846	798	**	**	807	760
Summerland DM	n/u	n/u	**	**	**	761	n/s	**	**	715
Terrace CA	526	519	560	579	646	655	788	835	627	644
Vancouver CMA	839	864	964	982	1,237	1,261	1,463	1,480	1,027	1,047
Vernon CA	514	522	635	641	773	782	814	830	703	714
Victoria CMA	676	695	819	828	1,045	1,059	1,244	1,271	879	891
Williams Lake CA	412	420	580	578	681	700	777	800	651	665
British Columbia 10,000+	**776**	**798**	**891**	**908**	**1,050**	**1,073**	**1,210**	**1,232**	**936**	**956**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	122	121	1,747	1,762	1,836	1,833	36	34	3,741	3,750
Campbell River CA	35	35	367	359	601	628	39	40	1,042	1,062
Chilliwack CA	110	111	1,446	1,450	1,217	1,220	62	62	2,835	2,843
Courtenay CA	139	139	477	490	1,018	997	113	108	1,747	1,734
Cranbrook CA	13	13	309	299	512	500	45	45	879	857
Dawson Creek CA	73	74	427	422	315	365	27	27	842	888
Duncan CA	67	66	660	659	513	494	34	31	1,274	1,250
Fort St. John CA	73	72	582	586	916	915	27	32	1,598	1,605
Kamloops CA	167	167	1,607	1,573	1,361	1,388	48	48	3,183	3,176
Kamloops Zone 1-South Shore	118	118	874	837	675	656	24	24	1,691	1,635
Kamloops Zone 2-North Shore	49	49	733	736	686	732	24	24	1,492	1,541
Kelowna CMA	145	159	1,740	1,836	2,037	2,200	137	151	4,059	4,346
Nanaimo CA	245	240	1,615	1,612	1,336	1,325	128	127	3,324	3,304
Parksville CA	17	17	97	109	417	435	17	15	548	576
Penticton CA	138	138	990	1,016	850	841	12	12	1,990	2,007
Port Alberni CA	69	60	462	444	403	404	25	20	959	928
Powell River CA	5	10	298	299	251	238	38	38	592	585
Prince George CA	271	259	1,084	1,044	1,628	1,562	386	379	3,369	3,244
Prince George Zone 1-Downtown	172	171	438	430	485	479	58	57	1,153	1,137
Prince George Zone 2-Outlying	99	88	646	614	1,143	1,083	328	322	2,216	2,107
Prince Rupert CA	47	55	229	271	241	325	66	70	583	721
Quesnel CA	13	16	206	218	311	317	19	21	549	572
Salmon Arm CA	11	11	167	168	198	201	9	5	385	385
Squamish CA	27	27	95	97	151	152	28	28	301	304
Summerland DM	0	0	10	10	20	20	2	2	32	32
Terrace CA	30	30	121	120	210	204	44	46	405	400
Vancouver CMA	11,625	11,609	65,757	65,898	25,068	25,330	2,231	2,230	104,681	105,067
Vernon CA	79	81	703	694	694	705	118	119	1,594	1,599
Victoria CMA	2,547	2,612	13,195	13,293	7,114	7,180	431	410	23,287	23,495
Williams Lake CA	11	10	193	182	358	345	41	41	603	578
British Columbia 10,000+	**16,122**	**16,132**	**94,760**	**94,911**	**49,887**	**50,124**	**4,187**	**4,141**	**164,956**	**165,308**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	9.0	6.6	8.8	5.7	6.3	5.0	**	**	7.5	5.4
Campbell River CA	8.6	5.7	6.0	7.8	9.7	7.3	2.6	7.5	8.1	7.4
Chilliwack CA	2.7	5.4	6.9	6.6	5.9	7.8	3.2	6.5	6.2	7.1
Courtenay CA	2.2	6.5	2.7	2.7	5.2	5.5	3.5	7.4	4.2	4.9
Cranbrook CA	23.1	23.1	7.8	10.0	8.4	9.2	2.2	4.4	8.1	9.5
Dawson Creek CA	0.0	1.3	1.2	3.1	1.9	4.1	11.1	32.1	1.7	4.3
Duncan CA	3.0	3.3	7.4	8.9	9.6	11.6	11.8	19.2	8.2	9.9
Fort St. John CA	4.0	5.6	8.7	5.3	7.5	4.0	3.9	3.3	7.7	4.5
Kamloops CA	**	1.8	4.5	3.6	3.4	5.6	1.8	13.1	3.9	4.5
Kamloops Zone 1-South Shore	**	0.8	2.1	2.3	2.7	2.0	**	**	2.4	2.2
Kamloops Zone 2-North Shore	2.0	4.1	7.4	5.0	4.1	8.9	0.0	13.6	5.6	7.0
Kelowna CMA	3.7	4.7	3.1	3.5	4.7	5.2	3.9	7.3	4.0	4.5
Nanaimo CA	9.0	5.0	6.3	6.8	8.3	10.0	5.5	5.5	7.3	7.9
Parksville CA	5.9	0.0	0.0	2.8	3.4	1.6	0.0	13.3	2.7	2.1
Penticton CA	3.0	3.8	4.8	3.6	5.6	5.0	16.7	8.3	5.1	4.2
Port Alberni CA	5.8	0.0	9.5	7.2	6.8	7.4	0.0	0.0	7.9	6.7
Powell River CA	**	**	3.7	5.2	7.5	5.9	7.9	10.4	5.6	5.7
Prince George CA	7.8	7.3	7.5	4.4	6.7	4.3	6.4	5.6	7.0	4.7
Prince George Zone 1-Downtown	8.8	6.6	10.3	4.8	6.8	3.7	3.6	5.7	8.3	4.7
Prince George Zone 2-Outlying	6.1	8.7	5.7	4.1	6.6	4.5	7.0	5.6	6.4	4.7
Prince Rupert CA	4.3	16.8	8.6	12.2	28.5	**	12.7	9.3	17.0	14.2
Quesnel CA	7.7	12.5	10.2	13.8	10.3	9.8	5.3	4.8	10.0	11.2
Salmon Arm CA	18.3	9.1	6.1	8.3	4.3	3.0	11.1	**	5.7	5.5
Squamish CA	3.7	3.7	30.5	13.4	25.2	15.1	7.1	0.0	23.3	12.2
Summerland DM	n/u	n/u	**	**	5.0	5.0	**	**	3.1	3.1
Terrace CA	13.3	0.0	5.0	1.5	3.8	4.9	4.5	4.9	4.9	3.4
Vancouver CMA	1.6	2.1	2.2	2.6	2.3	3.2	2.3	3.2	2.1	2.7
Vernon CA	6.5	4.8	6.8	6.7	10.2	5.7	10.2	9.2	8.5	6.3
Victoria CMA	3.1	2.2	3.7	3.9	2.7	3.9	2.2	4.2	3.3	3.7
Williams Lake CA	0.0	0.0	3.6	4.6	12.2	4.4	14.6	18.7	9.5	5.4
British Columbia 10,000+	**2.4**	**2.5**	**3.1**	**3.3**	**3.9**	**4.4**	**3.7**	**4.9**	**3.3**	**3.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Abbotsford-Mission CMA	2.2	-4.0	1.3	++	2.6	1.2	**	++	1.9	1.0
Campbell River CA	7.0	3.0	2.3	0.6	2.2	0.8	3.0	++	2.3	0.8
Chilliwack CA	1.4	2.2	0.5	1.7	1.7	1.5	0.8	2.0	1.2	1.3
Courtenay CA	2.0	2.2	1.7	2.8	2.0	1.6	1.8	0.6	1.8	1.5
Cranbrook CA	**	1.1	3.2	1.6	3.1	1.2	1.4	0.4	2.6	1.6
Dawson Creek CA	++	5.8	2.0	3.5	3.0	3.0	4.5	4.6	2.5	3.2
Duncan CA	3.7	0.4	1.7	1.7	2.4	1.9	++	1.5	1.8	1.4
Fort St. John CA	2.9	5.2	2.7	8.0	2.7	7.8	++	4.8	3.1	7.6
Kamloops CA	3.4	++	1.7	0.7	-0.5	3.7	-1.9	++	0.5	2.2
Kamloops Zone 1-South Shore	4.2	++	1.7	++	++	3.2	**	**	++	1.9
Kamloops Zone 2-North Shore	2.0	++	1.7	1.2	-1.3	4.3	-3.0	**	0.4	2.5
Kelowna CMA	-1.9	++	++	++	-0.5	++	-1.6	2.1	-0.6	++
Nanaimo CA	2.6	3.4	1.7	1.1	1.3	++	++	1.1	1.4	0.7
Parksville CA	4.3	-0.1	1.8	2.5	2.0	0.6	++	0.9	1.5	1.0
Penticton CA	-1.2	1.4	-0.9	1.8	-1.3	2.5	-0.8	6.9	-1.4	2.0
Port Alberni CA	5.9	4.0	2.7	3.8	1.1	2.1	-0.6	5.7	1.9	2.7
Powell River CA	**	**	-0.8	5.6	0.9	3.6	-2.9	0.2	++	3.9
Prince George CA	2.3	4.9	2.6	2.8	2.6	1.9	2.2	3.8	2.3	2.1
Prince George Zone 1-Downtown	3.0	2.3	3.1	3.4	1.9	2.4	1.7	++	3.0	2.3
Prince George Zone 2-Outlying	1.8	6.8	2.3	2.4	2.9	1.6	2.3	4.7	2.0	2.0
Prince Rupert CA	**	**	4.4	2.0	3.0	3.7	-1.3	2.3	3.3	2.5
Quesnel CA	3.5	**	++	2.4	2.8	-0.1	4.3	2.5	2.3	0.4
Salmon Arm CA	1.5	0.0	4.2	3.0	1.4	2.1	**	**	2.8	2.3
Squamish CA	7.2	-1.9	3.5	-5.8	++	-3.4	**	**	++	-5.2
Summerland DM	n/u	n/u	n/s	**	**	**	n/s	n/s	**	**
Terrace CA	1.8	0.2	1.3	2.0	0.6	2.1	0.7	3.6	0.9	2.2
Vancouver CMA	2.2	2.5	2.3	2.3	2.4	2.3	2.6	2.0	2.3	2.3
Vernon CA	++	++	-1.2	++	-1.1	++	++	-1.0	-0.7	++
Victoria CMA	3.3	1.5	1.6	1.0	2.4	0.9	4.2	-1.2	1.8	0.9
Williams Lake CA	6.9	-6.7	1.6	++	2.0	3.1	2.0	2.8	2.0	2.1
British Columbia 10,000+	**2.4**	**2.1**	**2.1**	**1.9**	**2.2**	**2.0**	**2.5**	**1.5**	**2.0**	**1.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	3.7	8.3	2.9	3.4
Campbell River CA	**	**	6.7	4.4	10.2	5.2	3.3	2.9	6.8	4.4
Chilliwack CA	**	**	**	**	8.2	6.2	6.0	3.0	6.3	4.8
Courtenay CA	n/u	n/u	n/u	n/u	6.6	5.5	0.0	3.4	4.0	4.7
Cranbrook CA	**	**	5.9	**	11.8	13.2	2.0	5.3	5.9	8.3
Dawson Creek CA	n/u	n/u	**	**	2.3	9.8	0.9	9.5	1.5	9.5
Duncan CA	n/u	n/u	6.7	16.7	3.1	9.4	12.7	7.8	7.9	10.9
Fort St. John CA	n/u	n/u	3.4	11.9	4.0	4.5	1.0	6.1	2.7	6.1
Kamloops CA	**	**	8.3	8.7	3.1	2.0	4.7	5.2	4.4	4.0
Kamloops Zone 1-South Shore	n/u	n/u	**	**	4.1	0.8	6.1	0.9	5.4	0.8
Kamloops Zone 2-North Shore	**	**	4.8	10.0	1.4	4.1	3.3	9.3	3.3	7.5
Kelowna CMA	n/u	n/u	12.5	4.2	4.6	3.7	2.3	3.7	4.6	3.7
Nanaimo CA	**	**	10.5	5.3	9.6	8.3	8.2	18.0	9.5	10.6
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	7.1	12.1	6.9	8.3	19.3	9.5	11.8
Port Alberni CA	**	**	**	**	0.0	**	9.2	14.7	10.3	14.3
Powell River CA	n/u	n/u	**	**	**	**	**	**	25.9	13.6
Prince George CA	**	**	3.7	10.5	2.5	5.8	3.3	6.6	3.1	6.8
Prince George Zone 1-Downtown	**	**	**	9.1	0.0	6.0	4.5	9.8	3.9	8.6
Prince George Zone 2-Outlying	n/u	n/u	**	**	4.1	5.6	2.0	2.9	2.4	5.3
Prince Rupert CA	n/u	n/u	**	**	**	8.3	18.1	5.3	16.0	5.2
Quesnel CA	n/u	n/u	18.3	20.0	9.9	**	4.0	6.5	6.0	7.9
Salmon Arm CA	n/u	n/u	**	**	0.0	5.9	**	**	4.3	4.3
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.9	2.9	2.3	2.3
Summerland DM	**	**	3.0	6.1	10.0	7.5	**	**	6.7	6.7
Terrace CA	n/u	n/u	**	**	2.5	0.0	0.0	1.5	1.3	0.7
Vancouver CMA	0.0	0.0	2.0	1.1	2.1	2.8	2.7	2.6	2.5	2.6
Vernon CA	**	**	9.9	8.2	8.9	1.8	5.0	7.3	8.5	5.8
Victoria CMA	**	**	1.8	2.5	1.5	3.9	4.1	6.3	2.9	4.9
Williams Lake CA	n/u	**	25.0	0.0	1.8	4.9	4.9	3.5	5.3	3.8
British Columbia 10,000+	**5.7**	**1.9**	**5.5**	**6.2**	**4.5**	**4.4**	**3.9**	**4.9**	**4.3**	**4.8**

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	1,119	1,179	890	934
Campbell River CA	**	**	572	581	709	721	957	938	804	795
Chilliwack CA	**	**	**	**	740	718	891	1,000	762	769
Courtenay CA	n/u	n/u	n/u	n/u	738	757	864	880	791	804
Cranbrook CA	**	**	620	**	747	759	848	868	788	808
Dawson Creek CA	n/u	n/u	**	**	1,016	1,172	1,077	1,243	1,042	1,198
Duncan CA	n/u	n/u	628	645	754	749	951	944	793	788
Fort St. John CA	n/u	n/u	652	677	992	1,065	1,080	1,140	987	1,048
Kamloops CA	**	**	565	559	914	925	1,104	1,137	994	1,012
Kamloops Zone 1-South Shore	n/u	n/u	**	**	973	998	1,228	1,308	1,098	1,141
Kamloops Zone 2-North Shore	**	**	553	547	813	805	982	974	878	870
Kelowna CMA	n/u	n/u	642	677	862	867	1,080	1,097	890	901
Nanaimo CA	**	**	656	693	841	863	978	986	853	875
Parksville CA	n/u	n/u	**	**	**	**	**	n/s	**	**
Penticton CA	**	**	**	**	791	835	1,073	1,090	950	978
Port Alberni CA	**	**	**	**	695	**	759	763	717	718
Powell River CA	n/u	n/u	**	**	**	**	**	**	675	671
Prince George CA	**	**	716	770	808	859	868	899	824	865
Prince George Zone 1-Downtown	**	**	**	644	644	708	725	754	683	725
Prince George Zone 2-Outlying	n/u	n/u	**	**	905	945	1,028	1,064	946	982
Prince Rupert CA	n/u	n/u	**	**	**	648	724	687	690	657
Quesnel CA	n/u	n/u	430	450	551	592	653	653	625	629
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	802	793
Squamish CA	n/u	n/u	n/u	n/u	**	**	871	871	853	861
Summerland DM	**	**	555	564	707	700	**	**	644	639
Terrace CA	n/u	n/u	**	**	621	665	719	757	658	696
Vancouver CMA	1,099	1,137	973	888	1,420	1,452	1,424	1,461	1,401	1,437
Vernon CA	**	**	627	594	785	764	960	948	786	772
Victoria CMA	**	**	745	760	1,075	1,108	1,518	1,532	1,245	1,266
Williams Lake CA	n/u	**	456	504	678	707	794	800	734	746
British Columbia 10,000+	**880**	**876**	**686**	**672**	**987**	**1,014**	**1,188**	**1,231**	**1,066**	**1,095**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	0	0	44	45	116	114	85	109	245	268
Campbell River CA	2	2	45	45	137	134	153	138	337	319
Chilliwack CA	1	2	25	42	98	97	50	67	174	208
Courtenay CA	0	0	0	0	197	218	132	145	329	363
Cranbrook CA	2	2	17	17	68	68	98	97	185	184
Dawson Creek CA	0	0	3	3	87	92	106	95	196	190
Duncan CA	0	0	60	60	64	64	79	77	203	201
Fort St. John CA	0	0	59	59	230	230	204	203	493	492
Kamloops CA	2	2	24	23	193	198	236	230	455	453
Kamloops Zone 1-South Shore	0	0	3	3	122	125	115	112	240	240
Kamloops Zone 2-North Shore	2	2	21	20	71	73	121	118	215	213
Kelowna CMA	0	0	24	24	291	303	85	85	400	412
Nanaimo CA	6	6	19	19	136	132	61	61	222	218
Parksville CA	0	0	21	22	18	18	3	3	42	43
Penticton CA	2	2	4	14	58	116	84	88	148	220
Port Alberni CA	1	1	10	10	30	26	76	75	117	112
Powell River CA	0	0	4	6	13	6	10	10	27	22
Prince George CA	4	4	55	57	127	144	214	214	400	419
Prince George Zone 1-Downtown	4	4	20	22	50	52	112	112	186	190
Prince George Zone 2-Outlying	0	0	35	35	77	92	102	102	214	229
Prince Rupert CA	0	0	8	8	9	12	83	79	100	99
Quesnel CA	0	0	11	10	30	34	137	129	178	173
Salmon Arm CA	0	0	2	2	17	17	4	4	23	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	33	33	40	40	1	1	75	75
Terrace CA	0	0	4	9	81	73	68	67	153	149
Vancouver CMA	60	59	108	97	941	910	2,016	2,013	3,125	3,079
Vernon CA	3	7	62	63	55	57	80	84	200	211
Victoria CMA	18	17	114	118	205	205	363	379	700	719
Williams Lake CA	0	1	12	8	57	61	102	86	171	156
British Columbia 10,000+	**102**	**106**	**768**	**794**	**3,352**	**3,379**	**4,646**	**4,573**	**8,868**	**8,852**

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	5.0	8.3	5.6	4.9
Campbell River CA	**	**	6.7	6.7	10.2	6.0	3.3	6.5	6.8	6.6
Chilliwack CA	**	**	**	**	11.2	8.2	6.0	4.5	8.0	6.3
Courtenay CA	n/u	n/u	n/u	n/u	8.6	8.7	0.0	4.1	5.2	6.9
Cranbrook CA	**	**	5.9	**	11.8	14.7	3.1	6.3	6.5	9.4
Dawson Creek CA	n/u	n/u	**	**	2.3	9.8	0.9	10.5	1.5	10.0
Duncan CA	n/u	n/u	8.3	18.3	9.4	10.9	12.7	10.4	10.3	12.9
Fort St. John CA	n/u	n/u	6.8	11.9	4.5	4.5	1.9	6.1	3.7	6.1
Kamloops CA	**	**	8.3	13.0	4.7	4.0	6.4	6.1	5.9	5.5
Kamloops Zone 1-South Shore	n/u	n/u	**	**	5.7	2.4	7.0	1.8	6.7	2.1
Kamloops Zone 2-North Shore	**	**	4.8	15.0	2.8	6.8	5.8	10.2	5.1	9.4
Kelowna CMA	n/u	n/u	12.5	4.2	4.6	4.0	2.3	3.7	4.6	4.0
Nanaimo CA	**	**	10.5	5.3	11.0	10.6	8.2	19.7	10.4	12.4
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	7.1	12.1	6.9	8.3	19.3	9.5	11.8
Port Alberni CA	**	**	**	**	0.0	**	9.2	14.7	10.3	14.3
Powell River CA	n/u	n/u	**	**	**	**	**	**	29.6	13.6
Prince George CA	**	**	5.5	10.5	4.2	6.5	8.9	8.9	6.9	8.3
Prince George Zone 1-Downtown	**	**	**	9.1	**	8.0	11.7	12.5	9.4	10.8
Prince George Zone 2-Outlying	n/u	n/u	**	**	5.4	5.6	5.9	4.9	4.8	6.2
Prince Rupert CA	n/u	n/u	**	**	**	8.3	24.1	5.3	21.0	5.2
Quesnel CA	n/u	n/u	18.3	20.0	9.9	**	6.4	6.5	7.8	7.9
Salmon Arm CA	n/u	n/u	**	**	0.0	5.9	**	**	4.3	4.3
Squamish CA	n/u	n/u	n/u	n/u	**	**	2.9	5.9	2.3	4.5
Summerland DM	**	**	3.0	9.1	10.0	10.0	**	**	6.7	9.3
Terrace CA	n/u	n/u	**	**	7.4	0.0	1.5	1.5	4.6	0.7
Vancouver CMA	0.0	0.0	2.9	1.1	2.7	3.3	3.4	3.3	3.1	3.2
Vernon CA	**	**	11.6	8.2	8.9	1.8	6.2	8.5	9.5	6.3
Victoria CMA	**	**	2.7	2.5	2.0	3.9	5.2	7.1	3.7	5.3
Williams Lake CA	n/u	**	25.0	0.0	1.8	4.9	4.9	3.5	5.3	3.8
British Columbia 10,000+	**5.7**	**1.9**	**6.6**	**7.1**	**5.6**	**5.3**	**5.0**	**5.7**	**5.3**	**5.6**

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Abbotsford-Mission CMA	n/u	n/u	**	**	**	**	-5.5	1.9	-3.6	1.2
Campbell River CA	**	**	3.3	++	1.8	2.2	2.3	1.8	2.1	1.9
Chilliwack CA	**	**	**	**	++	++	-5.8	7.5	**	4.6
Courtenay CA	n/u	n/u	n/u	n/u	1.9	1.0	4.3	0.8	1.9	1.0
Cranbrook CA	**	**	1.9	**	2.6	1.7	1.6	3.5	2.1	2.6
Dawson Creek CA	n/u	n/u	**	**	**	**	++	**	1.5	**
Duncan CA	n/u	n/u	++	2.4	4.3	-0.1	3.0	++	2.7	++
Fort St. John CA	n/u	n/u	-0.8	3.1	3.3	7.5	2.4	5.1	2.3	6.1
Kamloops CA	**	**	++	0.3	0.9	1.1	++	1.0	1.7	1.0
Kamloops Zone 1-South Shore	n/u	n/u	n/s	**	0.7	2.0	1.2	2.2	1.2	2.4
Kamloops Zone 2-North Shore	**	**	++	0.4	++	-0.6	-0.1	-0.6	2.2	-0.6
Kelowna CMA	n/u	n/u	-2.0	1.9	0.5	++	3.1	++	1.1	++
Nanaimo CA	**	**	-1.4	4.0	2.4	3.1	2.5	1.4	2.1	2.4
Parksville CA	n/u	n/u	**	**	**	**	**	n/s	**	**
Penticton CA	**	**	**	**	2.7	**	0.9	4.6	1.7	++
Port Alberni CA	**	**	**	**	-0.7	**	-1.8	0.4	-1.0	0.7
Powell River CA	n/u	n/u	**	**	**	**	**	**	0.6	++
Prince George CA	**	**	-0.9	5.0	++	2.4	++	2.8	**	3.3
Prince George Zone 1-Downtown	**	**	**	**	++	++	1.2	3.4	++	2.9
Prince George Zone 2-Outlying	n/u	n/u	**	**	5.5	1.5	-1.8	1.8	++	3.7
Prince Rupert CA	n/u	n/u	**	**	**	**	8.3	-4.4	**	-3.4
Quesnel CA	n/u	n/u	++	4.0	**	++	3.2	++	3.4	++
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	++	++
Squamish CA	n/u	n/u	n/u	n/u	**	**	5.8	1.0	5.6	2.1
Summerland DM	**	**	2.1	2.2	++	2.4	**	**	1.1	2.6
Terrace CA	n/u	n/u	**	**	1.8	4.5	**	4.4	**	4.3
Vancouver CMA	3.8	-0.8	**	2.3	**	2.6	2.9	1.3	2.8	2.2
Vernon CA	**	**	2.5	1.7	1.3	-2.9	**	++	3.9	++
Victoria CMA	**	**	4.3	++	2.0	3.0	1.0	1.3	1.2	1.6
Williams Lake CA	n/u	n/s	2.8	**	-7.7	12.7	4.0	++	2.4	1.8
British Columbia 10,000+	**2.3**	**0.4**	**1.1**	**1.8**	**1.3**	**3.0**	**2.3**	**2.0**	**2.1**	**2.3**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	8.2	5.0	7.7	4.3	5.5	3.8	2.7	7.1	6.5	4.2
Campbell River CA	10.8	8.1	5.1	6.4	8.8	6.4	2.6	3.9	6.9	6.2
Chilliwack CA	1.8	5.3	4.2	5.2	4.1	6.2	2.7	3.1	4.0	5.5
Courtenay CA	2.2	6.5	1.7	2.4	4.7	4.3	1.6	5.1	3.5	4.1
Cranbrook CA	20.0	19.9	7.1	8.6	8.4	8.3	1.4	5.0	7.2	8.1
Dawson Creek CA	0.0	1.3	1.2	2.0	1.7	4.8	2.3	14.6	1.4	4.6
Duncan CA	1.5	3.3	5.6	8.4	7.3	9.9	12.4	9.2	6.6	8.8
Fort St. John CA	4.0	5.6	6.8	5.0	5.1	3.4	0.9	5.7	5.1	4.2
Kamloops CA	1.5	1.8	3.7	3.1	2.4	4.7	4.1	5.5	3.1	3.9
Kamloops Zone 1-South Shore	0.0	0.8	1.1	1.6	2.0	1.5	5.4	0.7	1.8	1.4
Kamloops Zone 2-North Shore	3.9	3.9	6.5	4.8	2.9	7.8	2.8	10.0	4.5	6.6
Kelowna CMA	3.0	2.0	2.2	3.0	3.9	4.6	2.8	6.0	3.1	4.0
Nanaimo CA	7.6	2.8	5.4	5.6	7.8	8.9	5.3	9.5	6.5	7.0
Parksville CA	5.9	0.0	1.7	2.3	2.5	1.1	10.0	11.1	2.7	1.6
Penticton CA	3.0	3.7	4.7	3.6	5.4	5.2	9.4	18.0	5.1	5.0
Port Alberni CA	7.1	1.6	9.1	5.8	6.1	6.3	6.9	11.8	7.5	6.3
Powell River CA	**	**	4.0	4.7	7.9	5.8	10.4	10.3	6.1	5.5
Prince George CA	7.4	6.8	5.7	3.9	4.1	3.6	4.4	6.0	4.9	4.3
Prince George Zone 1-Downtown	8.1	6.0	9.4	4.5	5.1	3.5	4.2	8.3	6.9	4.9
Prince George Zone 2-Outlying	6.1	8.7	3.3	3.6	3.6	3.7	4.4	4.9	3.8	4.1
Prince Rupert CA	4.3	15.0	5.1	11.1	24.3	12.6	13.6	6.4	14.0	11.0
Quesnel CA	0.0	12.5	9.3	14.0	9.4	9.8	4.2	6.2	8.1	10.4
Salmon Arm CA	18.3	9.1	4.2	6.5	3.4	2.8	15.4	0.0	4.6	4.4
Squamish CA	3.7	3.7	30.5	12.4	23.6	13.6	4.8	1.6	20.6	10.3
Summerland DM	**	**	2.3	4.7	8.3	6.7	**	**	5.6	5.6
Terrace CA	13.3	0.0	2.4	1.4	3.4	3.5	1.8	3.0	3.4	2.6
Vancouver CMA	0.9	1.1	1.4	1.7	1.5	2.4	2.2	2.5	1.4	1.8
Vernon CA	7.4	4.5	6.6	6.0	8.3	5.2	8.1	8.4	7.5	5.8
Victoria CMA	1.7	1.3	2.5	2.9	1.7	2.9	2.4	4.7	2.1	2.8
Williams Lake CA	0.0	0.0	4.9	3.9	9.6	4.0	7.7	8.5	7.9	4.7
British Columbia 10,000+	**1.5**	**1.5**	**2.2**	**2.4**	**3.1**	**3.6**	**3.4**	**4.5**	**2.5**	**2.8**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	560	559	665	662	801	818	1,068	1,130	739	750
Campbell River CA	518	532	604	610	707	737	930	915	703	717
Chilliwack CA	495	497	607	623	766	770	825	897	680	692
Courtenay CA	543	548	644	663	777	791	807	819	733	747
Cranbrook CA	443	473	601	615	724	731	838	852	698	709
Dawson Creek CA	629	640	733	760	974	1,048	1,079	1,242	863	928
Duncan CA	529	528	624	634	736	733	916	914	685	686
Fort St. John CA	612	638	717	774	940	1,003	1,065	1,122	874	933
Kamloops CA	603	613	692	709	820	882	1,095	1,122	778	811
Kamloops Zone 1-South Shore	592	603	741	760	874	912	1,210	1,279	831	851
Kamloops Zone 2-North Shore	622	636	638	653	757	854	973	968	718	769
Kelowna CMA	586	592	734	750	914	918	1,068	1,120	845	855
Nanaimo CA	538	548	661	665	806	802	962	969	728	729
Parksville CA	520	517	656	648	734	738	923	854	721	713
Penticton CA	533	542	649	670	770	784	1,054	1,074	711	728
Port Alberni CA	462	479	520	532	653	663	748	754	591	604
Powell River CA	**	**	560	588	655	676	760	756	614	636
Prince George CA	517	530	609	623	732	748	824	853	693	711
Prince George Zone 1-Downtown	523	533	601	620	690	707	764	782	645	662
Prince George Zone 2-Outlying	506	524	615	625	749	766	849	882	720	739
Prince Rupert CA	439	470	546	572	671	678	684	665	616	622
Quesnel CA	436	421	502	513	610	610	663	672	586	589
Salmon Arm CA	508	502	639	655	777	788	**	**	708	726
Squamish CA	558	558	767	714	843	800	922	890	812	773
Summerland DM	**	**	606	565	721	723	**	**	669	662
Terrace CA	526	519	554	574	639	658	746	792	635	658
Vancouver CMA	841	866	964	982	1,243	1,267	1,445	1,471	1,037	1,058
Vernon CA	518	525	634	637	774	780	867	875	713	721
Victoria CMA	676	695	818	827	1,046	1,061	1,373	1,398	890	902
Williams Lake CA	412	418	573	574	680	701	789	800	669	682
British Columbia 10,000+	**776**	**798**	**890**	**906**	**1,046**	**1,070**	**1,198**	**1,232**	**943**	**963**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	122	121	1,791	1,807	1,952	1,947	121	143	3,986	4,018
Campbell River CA	37	37	412	404	738	762	192	178	1,379	1,381
Chilliwack CA	111	113	1,471	1,492	1,315	1,317	112	129	3,009	3,051
Courtenay CA	139	139	477	490	1,215	1,215	245	253	2,076	2,097
Cranbrook CA	15	15	326	316	580	568	143	142	1,064	1,041
Dawson Creek CA	73	74	430	425	402	457	133	122	1,038	1,078
Duncan CA	67	66	720	719	577	558	113	108	1,477	1,451
Fort St. John CA	73	72	641	645	1,146	1,145	231	235	2,091	2,097
Kamloops CA	169	169	1,631	1,596	1,554	1,586	284	278	3,638	3,629
Kamloops Zone 1-South Shore	118	118	877	840	797	781	139	136	1,931	1,875
Kamloops Zone 2-North Shore	51	51	754	756	757	805	145	142	1,707	1,754
Kelowna CMA	145	159	1,764	1,860	2,328	2,503	222	236	4,459	4,758
Nanaimo CA	251	246	1,634	1,631	1,472	1,457	189	188	3,546	3,522
Parksville CA	17	17	118	131	435	453	20	18	590	619
Penticton CA	140	140	994	1,030	908	957	96	100	2,138	2,227
Port Alberni CA	70	61	472	454	433	430	101	95	1,076	1,040
Powell River CA	5	10	302	305	264	244	48	48	619	607
Prince George CA	275	263	1,139	1,101	1,755	1,706	600	593	3,769	3,663
Prince George Zone 1-Downtown	176	175	458	452	535	531	170	169	1,339	1,327
Prince George Zone 2-Outlying	99	88	681	649	1,220	1,175	430	424	2,430	2,336
Prince Rupert CA	47	55	237	279	250	337	149	149	683	820
Quesnel CA	13	16	217	228	341	351	156	150	727	745
Salmon Arm CA	11	11	169	170	215	218	13	9	408	408
Squamish CA	27	27	95	97	161	162	62	62	345	348
Summerland DM	1	1	43	43	60	60	3	3	107	107
Terrace CA	30	30	125	129	291	277	112	113	558	549
Vancouver CMA	11,685	11,668	65,865	65,995	26,009	26,240	4,247	4,243	107,806	108,146
Vernon CA	82	88	765	757	749	762	198	203	1,794	1,810
Victoria CMA	2,565	2,629	13,309	13,411	7,319	7,385	794	789	23,987	24,214
Williams Lake CA	11	11	205	190	415	406	143	127	774	734
British Columbia 10,000+	**16,224**	**16,238**	**95,528**	**95,705**	**53,239**	**53,503**	**8,833**	**8,714**	**173,824**	**174,160**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA	9.0	6.6	8.5	5.7	6.5	4.7	4.6	7.8	7.4	5.3
Campbell River CA	10.8	8.1	6.1	7.7	9.8	7.1	3.1	6.7	7.8	7.2
Chilliwack CA	2.7	5.3	6.8	6.6	6.3	7.8	4.5	5.4	6.3	7.0
Courtenay CA	2.2	6.5	2.7	2.7	5.8	6.1	1.6	5.5	4.3	5.2
Cranbrook CA	20.0	19.9	7.7	9.9	8.8	9.9	2.8	5.7	7.8	9.5
Dawson Creek CA	0.0	1.3	1.2	3.1	2.0	5.3	3.0	15.4	1.6	5.3
Duncan CA	3.0	3.3	7.5	9.7	9.5	11.5	12.4	12.9	8.5	10.3
Fort St. John CA	4.0	5.6	8.5	5.9	6.9	4.1	2.2	5.7	6.7	4.9
Kamloops CA	3.5	1.8	4.6	3.7	3.5	5.4	5.5	7.3	4.2	4.6
Kamloops Zone 1-South Shore	**	0.8	2.2	2.3	3.1	2.0	6.1	3.7	3.0	2.2
Kamloops Zone 2-North Shore	3.9	3.9	7.3	5.3	4.0	8.7	4.8	10.7	5.5	7.3
Kelowna CMA	3.7	4.7	3.3	3.5	4.7	5.0	3.3	6.0	4.0	4.5
Nanaimo CA	9.2	4.8	6.3	6.8	8.6	10.0	6.3	10.1	7.4	8.2
Parksville CA	5.9	0.0	1.7	2.3	3.4	1.5	10.0	11.1	3.4	1.9
Penticton CA	3.0	3.7	4.8	3.6	6.0	5.2	9.4	18.0	5.4	5.0
Port Alberni CA	7.1	1.6	10.2	7.3	6.3	7.7	6.9	11.8	8.1	7.5
Powell River CA	**	**	4.3	5.7	8.3	5.8	12.5	10.3	6.6	6.0
Prince George CA	7.7	7.2	7.4	4.7	6.5	4.5	7.3	6.8	7.0	5.1
Prince George Zone 1-Downtown	8.6	6.6	10.5	5.0	6.4	4.2	8.7	10.1	8.4	5.6
Prince George Zone 2-Outlying	6.1	8.7	5.4	4.5	6.5	4.6	6.7	5.4	6.2	4.9
Prince Rupert CA	4.3	16.8	8.3	11.9	27.9	**	19.0	7.3	17.6	13.1
Quesnel CA	7.7	12.5	10.6	14.0	10.3	9.8	6.3	6.2	9.5	10.4
Salmon Arm CA	18.3	9.1	6.1	8.2	3.9	3.2	15.4	0.0	5.6	5.4
Squamish CA	3.7	3.7	30.5	13.4	23.6	14.2	4.8	3.2	20.6	11.2
Summerland DM	**	**	2.3	7.0	8.3	8.3	**	**	5.6	7.5
Terrace CA	13.3	0.0	4.8	1.4	4.8	3.5	2.7	3.0	4.8	2.6
Vancouver CMA	1.6	2.1	2.2	2.6	2.3	3.2	2.9	3.2	2.2	2.7
Vernon CA	8.7	4.5	7.2	6.8	10.1	5.4	8.6	8.9	8.6	6.3
Victoria CMA	3.1	2.2	3.7	3.9	2.7	3.9	3.6	5.6	3.3	3.8
Williams Lake CA	0.0	0.0	4.9	4.4	10.8	4.4	7.7	8.5	8.6	5.1
British Columbia 10,000+	**2.4**	**2.5**	**3.1**	**3.3**	**4.0**	**4.4**	**4.4**	**5.3**	**3.4**	**3.7**

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Abbotsford-Mission CMA	2.2	-4.0	1.2	++	2.3	1.2	**	++	1.6	1.0
Campbell River CA	6.5	2.7	2.4	0.6	2.1	1.0	2.8	0.5	2.3	1.1
Chilliwack CA	1.4	2.2	0.5	1.7	1.6	1.5	-0.8	3.4	1.0	1.5
Courtenay CA	2.0	2.2	1.7	2.8	2.0	1.5	2.8	0.7	1.8	1.4
Cranbrook CA	1.5	**	3.1	1.6	3.0	1.3	1.4	1.6	2.5	1.7
Dawson Creek CA	++	5.8	2.0	3.5	2.7	5.2	2.7	9.7	2.3	5.3
Duncan CA	3.7	0.4	1.5	1.8	2.6	1.7	2.8	1.2	1.9	1.2
Fort St. John CA	2.9	5.2	2.5	7.7	2.8	7.7	1.9	5.0	2.9	7.3
Kamloops CA	3.4	++	1.7	0.7	++	3.4	++	++	0.6	2.0
Kamloops Zone 1-South Shore	4.2	++	1.7	++	++	3.1	++	1.5	++	1.9
Kamloops Zone 2-North Shore	2.0	++	1.6	1.2	-1.2	3.9	-1.4	-1.5	0.6	2.1
Kelowna CMA	-1.9	++	++	++	-0.4	++	++	1.8	-0.4	++
Nanaimo CA	2.5	3.4	1.6	1.2	1.3	++	++	1.1	1.4	0.8
Parksville CA	4.3	-0.1	1.3	2.6	1.9	0.6	++	++	1.3	1.1
Penticton CA	-1.1	1.4	-0.8	1.7	-1.1	2.8	0.4	5.3	-1.2	2.1
Port Alberni CA	5.8	4.0	2.7	3.8	1.0	1.8	-1.1	3.3	1.6	2.5
Powell River CA	**	**	-0.7	5.5	0.9	3.6	-2.7	++	++	3.8
Prince George CA	2.3	4.9	2.5	2.8	2.5	1.9	1.7	3.6	2.2	2.2
Prince George Zone 1-Downtown	3.0	2.3	3.0	3.3	1.7	2.5	**	1.7	2.7	2.4
Prince George Zone 2-Outlying	1.8	6.8	2.2	2.6	3.0	1.6	1.8	4.3	1.9	2.1
Prince Rupert CA	**	**	4.3	2.1	2.9	3.6	2.5	++	4.0	**
Quesnel CA	3.5	**	++	2.5	3.0	++	3.7	++	2.6	++
Salmon Arm CA	1.5	0.0	4.1	2.9	1.3	1.8	**	**	2.7	2.1
Squamish CA	7.2	-1.9	3.5	-5.8	++	-3.0	**	**	++	-4.4
Summerland DM	**	**	2.1	-1.8	++	2.5	**	**	++	++
Terrace CA	1.8	0.2	1.2	1.6	0.9	2.7	**	3.9	++	2.9
Vancouver CMA	2.2	2.5	2.3	2.3	2.3	2.3	2.7	1.9	2.3	2.3
Vernon CA	++	++	-0.9	++	-0.9	++	1.5	-0.7	++	++
Victoria CMA	3.3	1.5	1.7	1.0	2.4	1.0	3.8	-0.9	1.8	1.0
Williams Lake CA	6.9	**	1.7	++	++	5.1	3.0	1.9	2.1	2.0
British Columbia 10,000+	**2.4**	**2.1**	**2.1**	**1.9**	**2.2**	**2.0**	**2.5**	**1.6**	**2.0**	**2.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) British Columbia - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver CMA	0.9	1.0	1.4	1.8
Victoria CMA	1.2	2.2	2.1	2.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type British Columbia - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Vancouver CMA	**	864	1,299	982	1,662	1,261	**	1,480
Victoria CMA	**	695	**	828	1,368	1,059	**	1,271

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
British Columbia - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver CMA	**	**	1,195	1,299	1,663	1,662	1,908	**	1,474	1,499
Victoria CMA	**	**	1,052	**	1,277	1,368	**	**	1,190	1,296

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
British Columbia - October 2012

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Vancouver CMA	174,176	187,347	44,804	48,528	25.7	25.9	0.9	1.0
Victoria CMA	21,928	22,319	4,396	4,623	20.0	20.7	1.2	2.2

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type British Columbia - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	883	1,223	1,341	1,159	1,273
Semi detached, Row and Duplex	**	**	**	**	**	**	947	1,044	705	933
Other-Primarily Accessory Suites	**	**	621	**	679	663	1,042	1,176	745	652
Total	**	**	**	**	621	711	1,100	1,207	835	914
Kelowna CMA										
Single Detached	**	**	**	**	1,017	1,037	1,479	1,546	1,361	1,390
Semi detached, Row and Duplex	**	**	**	**	975	993	1,170	1,203	1,020	1,067
Other-Primarily Accessory Suites	**	**	800	687	867	934	1,166	**	887	933
Total	**	**	723	705	944	988	1,326	1,396	1,100	1,135
Vancouver CMA										
Single Detached	**	**	**	934	1,312	1,321	1,786	1,820	1,624	1,743
Semi detached, Row and Duplex	**	**	**	**	1,088	1,138	1,373	1,337	1,157	1,150
Other-Primarily Accessory Suites	**	**	**	764	971	924	1,383	1,429	**	963
Total	**	**	**	844	1,088	1,057	1,520	1,521	1,201	1,183
Victoria CMA										
Single Detached	**	**	**	845	1,299	1,311	1,621	1,623	1,509	1,486
Semi detached, Row and Duplex	**	**	**	**	991	1,020	1,142	1,135	954	997
Other-Primarily Accessory Suites	**	**	793	**	994	1,122	1,085	**	931	**
Total	**	**	715	845	1,040	1,096	1,301	1,349	1,061	1,116

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type British Columbia - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Abbotsford-Mission CMA		
Single Detached	2,364	2,704
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	1,919	**
Total	8,501	9,365
Kelowna CMA		
Single Detached	3,015	3,197
Semi detached, Row and Duplex	3,577	4,024
Other-Primarily Accessory Suites	2,340	2,261
Total	8,932	9,482
Vancouver CMA		
Single Detached	22,028	17,742
Semi detached, Row and Duplex	**	46,731
Other-Primarily Accessory Suites	**	39,307
Total	101,808	103,780
Victoria CMA		
Single Detached	4,076	4,076
Semi detached, Row and Duplex	9,575	9,273
Other-Primarily Accessory Suites	**	5,999
Total	19,244	19,347

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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